



38 Sefton Avenue, Brighouse, HD6 2NA  
£200,000

bramleys



### NO UPPER CHAIN

This semi-detached bungalow has been extended to the rear to create a generous sized kitchen. The property offers flexible accommodation with a generous lounge, ground floor bedroom and second reception room, along with two further rooms to the first floor. Having a modern ground floor shower room, the property does offer the potential for further improvements and has generous gardens and summer house to the rear, along with off-road parking and a single detached garage. The property is well placed for those requiring access to Brighouse, Halifax, Leeds and Bradford and is convenient for M62 motorway access.

Energy Rating: D









## GROUND FLOOR:

Enter the property at the side via a uPVC external door.

### Side Dining Hall

12'0" x 9'3" max (3.66m x 2.82m max )

Having a uPVC window to the front, a central heating radiator and wood effect laminate flooring. There is also a staircase rising to the first floor level.

### Inner Hallway

With wood effect laminate flooring.

### Lounge

15'9" x 11'3" max (4.80m x 3.43m max )

A good sized reception room positioned to the front of the property, having a uPVC double glazed window, central heating radiator and ceiling coving.

### Ground Floor Bedroom

12'3" x 11'0" (3.73m x 3.35m)

Positioned to the rear of the property, having a central heating radiator, uPVC double glazed window and wood effect laminate flooring.

### Kitchen

16'6" max x 9'6" max (5.03m max x 2.90m max )

This good sized kitchen is fitted with a range of wall and base units with complementary working surfaces and space for an electric cooker with fitted extractor canopy above. There is space and plumbing for a dishwasher and washing machine, inset ceiling spotlights, a uPVC double glazed window to the rear, a uPVC external door leading out to the rear garden, a further uPVC double glazed window to the side and a central heating radiator.

### Shower Room

Furnished in a 3 piece white suite comprising of a low flush

WC, a wall mounted wash hand basin and a large walk-in shower enclosure with thermostatic shower. There are inset ceiling spotlights, fully tiled walls, 2 central heating radiators, a heated towel rail, extractor fan and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

With a central heating radiator and a uPVC window to the side.

### Occasional Room

14'4" x 6'11" (4.37m x 2.11m )

Having a central heating radiator and Velux window.

### Occasional Room

14'7" x 6'11" (4.45m x 2.11m)

Having a central heating radiator and Velux window.

## NOTE:

The first-floor accommodation may lack building regulation approval. Buyers are advised to make their own enquiries and satisfy themselves before proceeding.

## OUTSIDE:

To the front of the property there is a spacious driveway leading to a detached single garage. The rear garden is predominately decked with a summer house to the rear of the garden and there is also a paved seating area.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Brighouse via Bradford Road passing Tesco and bare left onto Bonegate Road. Continue straight ahead at the first mini roundabout and at the second bare right onto Lightcliffe Road, continue along Lightcliffe Road for approximately 1 mile which becomes Laverock Lane and take the right hand turning onto Coach Road. Take the first right onto Sefton Drive and then the first right again onto Sefton Avenue where the property can be found on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

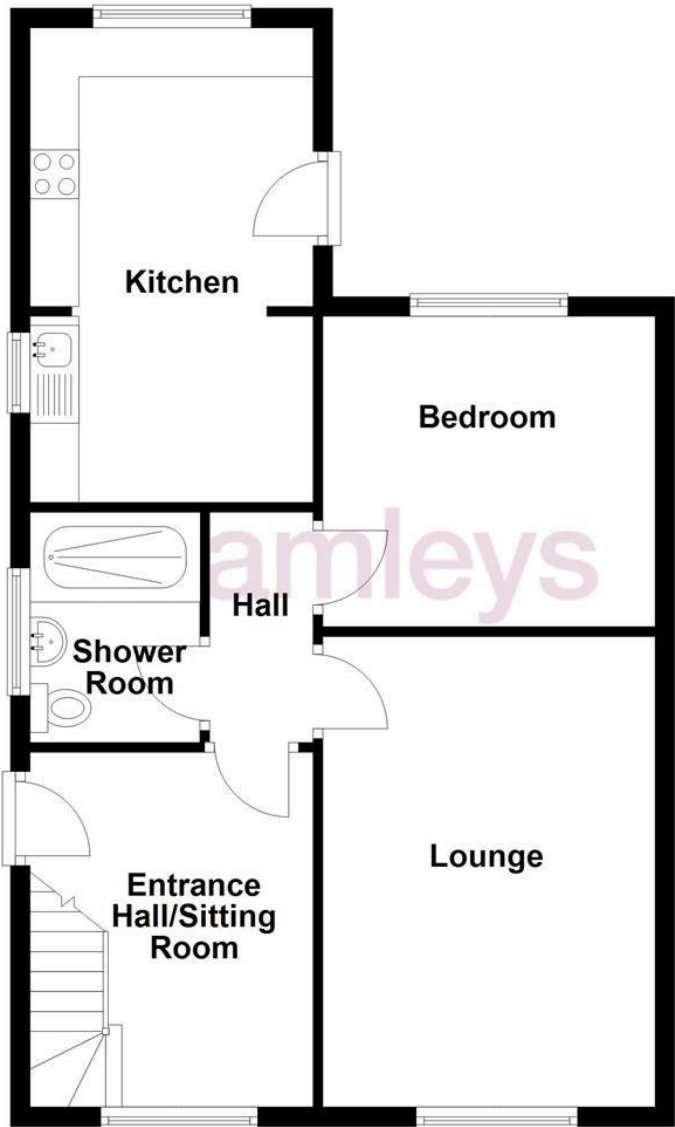
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



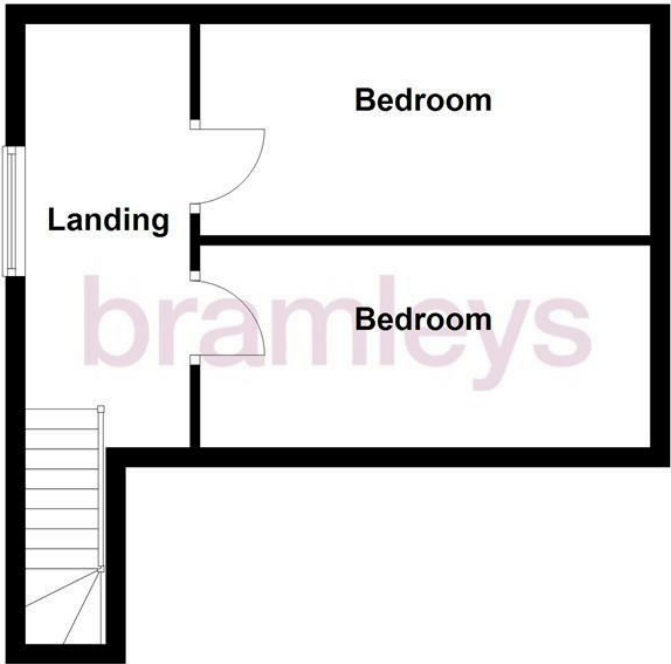




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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